



## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your reference: SSD-10394  
Our reference: DA20191113001033-EIS & DA  
Exhibition-1

**ATTENTION:** Ingrid Berzins

Date: Tuesday 23 March 2021

Dear Sir/Madam,

**State Significant Development - Health Services Facility  
St John of God Hospital 235 Grose Vale Road North Richmond NSW, 11//DP1134453**

I refer to your correspondence dated 26/02/2021 seeking comments regarding the Environmental Impact Statement (EIS) currently being exhibited, for the above State Significant Development in accordance with the *Environmental Planning and Assessment Act 1979*.

The New South Wales Rural Fire Service (NSW RFS) has reviewed the information provided and advises the following:

- Provide additional information to demonstrate that the proposed new buildings i.e. the Wellness Centre; Residence Pavilions and Garden Pavilions can achieve asset protection zone (APZ) requirement as per Table A1.12.1 of *Planning for Bush Fire Protection 2019*.

In this regard, the bush fire assessment report has proposed easement on the adjoining eastern Lot 12 DP1134453 and adjoining western Lot 14 DP 703300 for APZ management, however, no formal documentation is provided for consideration of such an arrangement. The proposed Wellness Centre will require a minimum APZ of 45 metres on the northern aspect; and the proposed Residence Pavilions and Garden Pavilions will require an APZ of 50 metres on the western and southeastern aspect in order to achieve a radiant heat exposure of 10 kW/m<sup>2</sup>.

- Provide information on management of existing vegetation along the southeastern site boundary for consideration as an APZ due to the low bush fire risk posed by the vegetation.

In this regard, the bush fire assessment report has considered the vegetation on the southeastern aspect as remnant forest. Considering the limited extent of vegetation, management of under storey and limited width, it will not pose a bush fire risk equivalent to forest. Due to a downslope of greater than 20 degrees within this vegetation, management as an Inner Protection Area (IPA) may be difficult. A vegetation management plan (VMP) can be prepared for the entire retained vegetation within the subject site in order to achieve the requirements of inner protection area (IPA) in accordance with the requirements of Appendix 4 of *Planning for Bush Fire Protection 2019*.

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**Postal address**

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

**Street address**

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555  
F (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)

- Provide information to demonstrate that the existing building Belmont House can be upgraded for ember protection considering the heritage significance of the building.

In this regard, a report prepared by the heritage consultant can be provided to demonstrate that the existing building can be upgraded to improve ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors need to be fitted with draft excluders.

If additional information is not received within 14 days the application will be refused on the basis of Requested Information not provided. A formal request for re-assessment would be required after this time.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese  
**Team Leader, Dev. Assessment & Planning**  
**Planning and Environment Services**